Horsham District Council

The Planning Inspectorate
c/o QUADIENT
69 Buckingham Avenue
Slough
SL1 4PN

Our ref: DC/25/1044
Your ref: 6008091
Contact: [redacted]
Email: [redacted]
Date: 02.11.2026

Dear Simon,

6008091 – Land adjoining Nuthurst Street, Nuthurst, Horsham, West Sussex, RH13 6RG

The Council writes in response to the Inspector's invitation dated 28th October 2026 to consider whether the National Planning Policy Framework (NPPF) 2026 has relevance to the above appeal.

The Council considers that the NPPF 2026 is directly relevant to the determination of this appeal.

Policy S3 of the NPPF 2026 directs decision-makers to Policy S5 in relation to development located outside defined settlements.

The Council acknowledges that the NPPF 2026 is relevant to the appeal because it introduces Policy S5(1)(j), which provides support for housing development where it would contribute towards addressing an evidenced unmet housing need. Given that the Council is currently unable to demonstrate a five-year housing land supply, this provision is capable of attracting weight in favour of the proposal.

However, Policy S5(1)(j)(i) requires such development to be '*physically well-related to an existing settlement'.* The nearest built-up settlement edges to the appeal site are Southwater, approximately 2.8km away, and Mannings Heath, approximately 3.1km away. The appeal site is therefore physically separated from the nearest settlements by open countryside and would not form a logical extension to their built form. The Council therefore considers that the proposal fails to satisfy the requirements of Policy S5(1)(j)(i) and cannot benefit from the support afforded by Policy S5(1)(j).

In addition, Policies CC2(1)(a) and TR3 of the NPPF 2026 remain relevant, with CC2(1)(a) requiring developments to contribute to climate change mitigation by taking opportunities to improve walking, wheeling, cycling and public transport, and TR3 stating development should be located and designed to support sustainable travel choices. Due to the site's location, future occupiers would be heavily reliant on private car travel to access day-to-day services and facilities. There are no formal footways along the adjoining highway for approximately 0.3 miles to both the north and south of the appeal site, limiting opportunities for walking and resulting in a reliance on private vehicle trips to meet day-to-day needs.

Accordingly, whilst the NPPF 2026 introduces additional support for housing proposals in authorities without a five-year housing land supply, the Council considers that the appeal proposal does not satisfy the relevant requirements of Policy S5 and remains contrary to Policies CC2(1)(a) and TR3. The Council therefore considers that the introduction of the

revised Framework does not materially alter the planning balance or the conclusions reached in relation to this appeal.

Conclusion

For the reasons set out above, the Council considers that whilst the NPPF 2026 is a relevant material consideration, it does not alter the Council's assessment of the appeal proposal or the overall planning balance. The Council therefore maintains its position that the appeal should be dismissed.

Yours sincerely,

Bethan Tinning
Planning Officer